

HISTORIC LANDMARK COMMISSION
AUGUST 27, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2018-0021
1112 W. 7th Street
Castle Hill Historic District

PROPOSAL

Construct a two-story rear addition with a side dormer, construct a basement addition, convert the attic to conditioned space, construct a new carport, and relocate a salvaged window from the rear of the house to the side wall of the front porch.

PROJECT SPECIFICATIONS

The applicant proposes to construct a two-story addition to the rear of the one-and-a-half story house; the proposed addition will have 343 square feet on the ground floor, and 1,548 square on the second floor. The applicant further proposes to excavate the basement and create usable space of 1,517 square feet under the house. The existing rear addition on the house will be removed, as well as the existing masonry chimney. The proposed addition will be in line with the existing roofline of the house with wood siding and wood trim to match that on the house, a composition shingle roof to match that on the existing house, and a combination of anodized aluminum and wood windows. The addition will have a shallow hipped roof and a shed dormer built into the side of the house. A window from the rear of the house will be installed on the side wall of the front porch of the house.

STANDARDS FOR REVIEW

The house is contributing to the Castle Hill Historic District. The Castle Hill Design Standards state:

- A new addition shall not visually overpower the existing building, compromise its historic character, or destroy any unique character-defining features.
- Design an addition using appropriate scale and detailing to avoid creating a top-heavy appearance.
- Materials of the addition (walls, roofing materials, and windows) shall be compatible with the original building, and may include use of modern materials as appropriate.
- New roof forms must match the pitch of the roof on the existing house to the greatest extent possible.
- Windows shall be compatible in form and materials with the existing building, and can be used to define contemporary design when determined appropriate for the particular application.
- Consider creation of usable space by finishing out an existing attic, including the addition of dormers on a side roof that is set back from the front of the building at least 15 feet or 1/3 the building depth.

COMMITTEE RECOMMENDATIONS

The committee recommended consideration of a hipped dormer rather than a shed dormer. The installation of the salvaged window from the back of the house to the front of the house poses no issue.

STAFF RECOMMENDATION

Approve as proposed with the recommendation that the applicant salvage and re-use the existing brick chimney currently proposed for removal. Staff further recommends completion of a City of Austin Documentation Package, consisting of photographs of all elevations, of existing conditions. The project meets the applicable design standards for the historic district.